Robert Ellis

look no further...

Robins Close,
Thulston, Derbyshire
DE72 3UY

£410,000 Freehold

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BEING SITUATED IN THIS NOW ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF DERBY, THIS FOUR BEDROOM DETACHED HOME PROVIDES SPACIOUS ACCOMMODATION THAT WE ARE SURE WILL SUIT A FAMILY LOOKING TO PURCHASE A LARGE PROPERTY IN THE AREA.

Being situated on Robins Close which is a cul-de-sac within the Elvaston Meadows development, this substantial detached property provides a lovely family home which has four double bedrooms and since being originally constructed has been extended to the rear that has enlarged the dining room to create a dining/sitting room, from which there is a door leading out to the rear garden. For all that is included in the property to be appreciated, we strongly recommend all interested parties take a full inspection so they are able to see the size and layout of the accommodation and the privacy of the rear garden for themselves. The property is well placed for easy access to the many local amenities and facilities provided by the immediate area and is also well positioned for quick access onto the A50 and other main roads which helps to provide access to Derby and other East Midlands towns and cities.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and having a double gable fronted appearance, the accommodation included derives all the benefits of gas central heating and double glazing. In brief the house is entered through an open porch into the spacious reception hall, off which there are stairs leading to the first floor and a ground floor w.c. The lounge is positioned to the front of the house and this has a double glazed bay window and a feature fireplace and there are double opening doors from the lounge leading into the extended dining/sitting room. There is also a separate study/snug, a well fitted breakfast kitchen which has solid wood Shaker doors, oak work surfaces and integrated appliances and a utility room, from which there is a door leading out to the side of the house. To the first floor the landing leads to the four double bedrooms, all of which have ranges of built-in wardrobes and two of the bedrooms having shower rooms en-suite and there is then the main family bathroom which has a separate shower as well as a bath. Outside there is the integral double garage which has an up and over door to the front, there is car standing at the front of the house for several vehicles, a lawn and a path runs down the left of the house through a gate to the rear. The rear garden is a good size and has a patio leading onto a lawn with borders to the sides and is kept private by having fencing to the three boundaries.

The property is well placed for easy access to local shopping facilities found at Alvaston with The Wyvern shopping centre also being within easy reach as well as shops found at Chellaston and other suburbs of Derby, there are excellent schools for all ages, healthcare and sports facilities, the property is only a short drive away from the picturesque Elvaston Castle and Country Park and the transport links include the A50, A42 and M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with a pillar and an outside light leading through a wooden front door with inset opaque glazed panels and glazed side panel to:

Reception Hall
Stairs with hand rail and storage cupboard beneath leading to the first floor, radiator and laminate flooring.

Ground Floor w.c.
Having a white low flush w.c. and a wall mounted hand basin with tiled splashback, radiator and laminate flooring.

Lounge/Sitting Room
15'9 x 11'10 approx (4.80m x 3.61m approx)
Double glazed bay window to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling, two radiators and double opening glazed doors to:

Dining/Sitting Room
19'7 x 10'7 approx (5.97m x 3.23m approx)
This extended room has a part vaulted ceiling with two Velux windows, double glazed window to the rear and a half double glazed door leading out to the rear garden, cornice to the wall and ceiling to part of the room, two wall lights and a radiator.

Study/Snug
10'9 x 8'6 approx (3.28m x 2.59m approx)
Double glazed window to the rear and a radiator.

Breakfast Kitchen
13'6 x 10'8 reducing to 8'7 approx (4.11m x 3.25m reducing to 2.62m approx)
The breakfast kitchen is fitted with solid wood Shaker style units having brushed stainless steel fittings and oak work surfaces and includes a 1½ bowl sink with mixer tap and a five ring hob set in an oak work surface which extends to three sides and has ranges of cupboards, drawers, corner unit with pull out fittings to make maximum use of the storage space and an integrated dishwasher below, integrated fridge/freezer, double Neff oven with a warming drawer below and cupboard over, hood and back plate to the cooking area, matching eye level wall cupboards and wine rack, island with an oak work surface providing seating for four people and having cupboards beneath, double glazed window to the rear and chrome ladder towel radiator.

Utility Room
The utility room is fitted with the same units and work surface as the kitchen with a sink with a mixer tap set in a wooden work surface with cupboard and space below for both a tumble dryer and automatic washing machine, matching eye level wall cupboard, wall mounted boiler, half opaque double glazed door leading out to the side of the property, radiator, internal door to the garage and built-in storage cupboard.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch with ladder to the loft, airing/storage cupboard and a radiator.

Bedroom 1
17'5 x 14'9 approx (5.31m x 4.50m approx)
This large main bedroom has three double glazed windows to the front, radiator, cornice to the wall and ceiling and a range of three double wardrobes extending to one wall.

En-Suite Shower Room
The en-suite to the main bedroom is fully tiled and has a corner shower with a mains flow shower system, double curved glazed doors and protective screens, low flush w.c. and pedestal wash hand basin with a mirror having lighting and an electric shaver point to the wall above the sink, chrome heated ladder towel radiator, opaque double glazed window, double wall mounted cupboard, recessed lighting to the ceiling and an X-pelair fan.

Bedroom 2
14' x 12' approx (4.27m x 3.66m approx)
Double glazed window to the front, ranges of wardrobes to two walls and a radiator.

En-Suite
The en-suite to the second bedroom is fully tiled and has a corner shower with a mains flow shower system, one of which has a shelved recess and double curved doors and protective screens, low flush w.c. and a hand basin, chrome ladder towel radiator, heated mirror and light with shaver point to the wall by the sink position, heated tiled floor, recessed lighting to the ceiling and an X-pelair fan.

Bedroom 3
11'10 x 10'3 approx (3.61m x 3.12m approx)
Double glazed window to the rear, two double built-in wardrobes and a radiator.

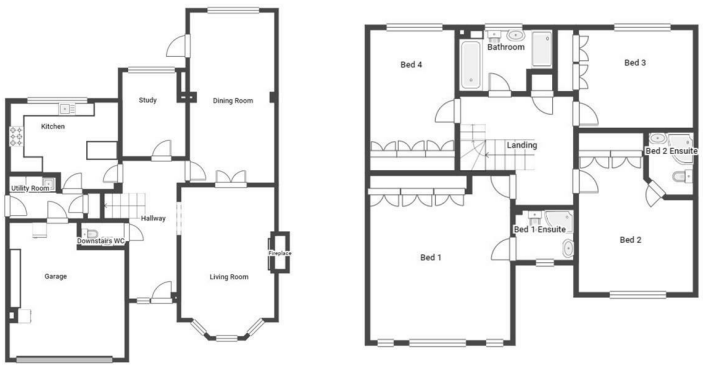
Bedroom 4
12'3 x 9'3 approx (3.73m x 2.82m approx)
Double glazed window to the rear, range of three double wardrobes and a radiator.

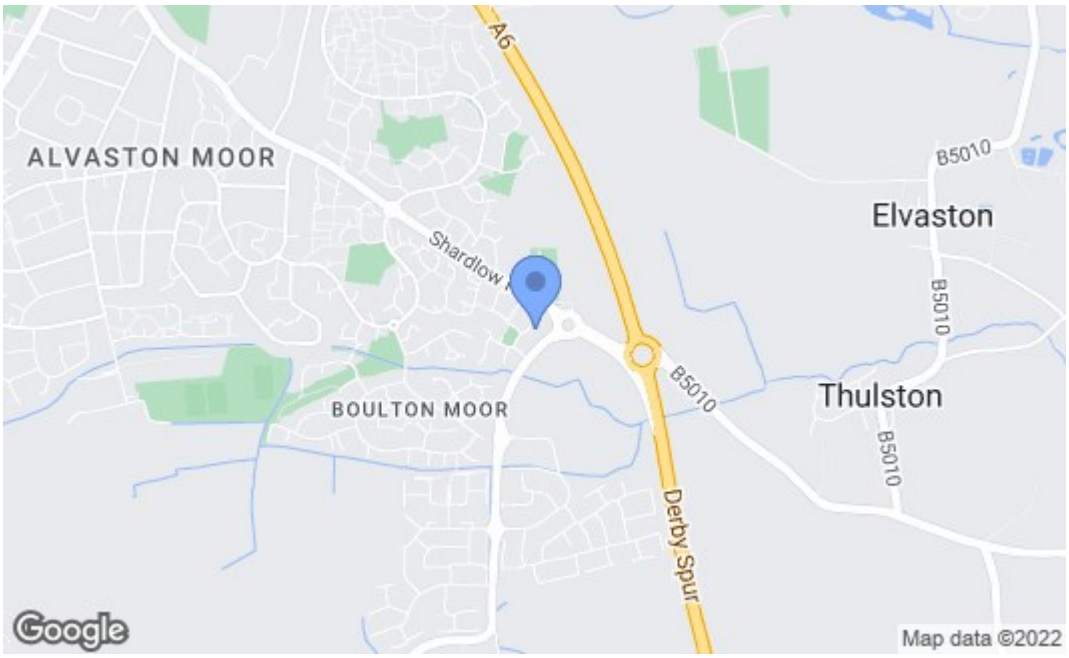
Bathroom
The main bathroom is half tiled with an ivory suite and includes a panelled bath, low flush w.c., pedestal wash hand basin with a mixer tap and a large walk-in shower with a mains flow shower system, tiling to three walls and folding protective doors, opaque double glazed window, radiator with a rail over, mirror and electric shaver point and recessed lighting to the ceiling.

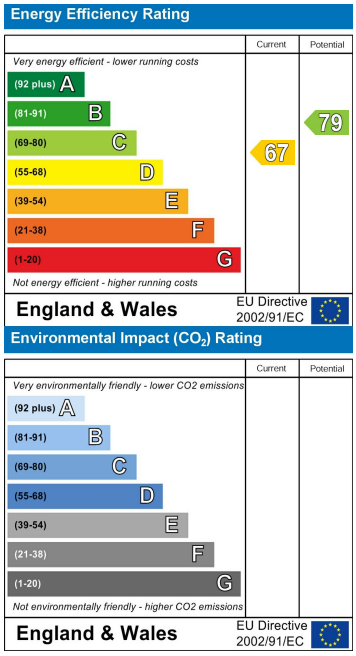
Outside
At the front of the property there is a drive which provides off the road parking for four vehicles, a lawn with borders to the sides, a wall to the right hand boundary with a fence to the left hand side and hedging running along the front. To the left of the property there is a path leading through a gate to the rear garden, there is outside lighting and an external power point to the front of the house.

To the rear of the property there is a patio leading onto a large lawned garden with borders to the sides and fencing to the three boundaries. There is an outside water supply, lighting and a power point at the rear of the property.

Garage
17'6 x 15'7 reducing to 14'4 approx (5.33m x 4.75m reducing to 4.37m approx)
The integral double garage has a folding up and over electrically operated door at the front, internal door leading into the utility room, power points and lighting, fitted wall cupboards and a bench with cupboards beneath.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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